

Statement of Proposed Use: 1520 W 27th Street

1520 W 27th Street
Minneapolis, MN 55408
Date: December 6, 2013

Statement of proposed use:

Our existing detached, single stall garage is a single level structure with hipped roof. It is 18.2-ft long, 12.2-ft wide, and 14-ft tall. It has wood clapboard siding that matches the siding on the house. It is located at the back of the residential lot, in the northeast corner, and is 2.7-ft from the north property line and 1.4-ft from the east property line. The age of the garage is unknown, but is suspected to be at least 50-years old. We own two vehicles and can only park one of them in this garage.

We plan to replace our existing garage with a double stall garage so that we can park both vehicles in the garage. The proposed garage will be a single level structure with a gable roof and clapboard siding. It will be 19.5-ft long, 24-ft wide, and 14-ft tall. The height of the garage from natural grade to the average distance between ridge and eave will not exceed 12-ft. A 4.5-ft by 5.5-ft section will be notched out of the southwest corner. The area of the garage will be 444 square feet, which is less than 10 percent of the lot area (total = 5000 square feet). It will be in the same location as the existing garage, in the northeast corner of the lot. The east wall will be 1.4-ft from the east property line and the north wall will be 1.4-ft from the north property line. The eave edge on both the north and east sides of the garage will be greater than 6-inches from the property line. We are also planning an expansion of the house, and the proposed garage will be 6-ft from the proposed house.

The City of Minneapolis CPED Garage and Accessory Structure Requirements were reviewed, and practical difficulties exist in complying with ordinance 535.280 (Obstructions in required yards). We request a variance from the interior side yard setback requirement for detached accessory buildings. The ordinance states the side yard setback can be reduced to one (1) foot when the entire accessory building (garage) is located in the rear forty (40) feet or rear (20) percent of the lot (this lot is 100-ft long), whichever is greater, provided that principal structure on the adjoining lot has its rear wall at least forty (40) feet from the rear lot line. The proposed garage is 20.9-ft from the rear lot line which is less than the required rear forty (40) feet, but the rear wall of the principal structure on the adjoining lot is only 26-ft from the rear lot line. Our current garage does not comply with this requirement and it would be impossible to site a garage on our lot without a variance to this ordinance.

We also request a variance from the rear yard setback requirement for detached accessory buildings. The ordinance states that the rear yard setback can be reduced to one (1) foot, except where vehicle access doors face the rear lot line (our proposed garage does not face the rear lot line). The ordinance states further: where a rear yard abuts a required side yard (our rear yard does abut a required side yard), no reduction of the rear yard setback is permitted unless the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, and is located behind the rear wall of the principal structure on the adjacent property to the rear. It is impossible for

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us to comply with this requirement because our eastern lot line does not extend beyond the rear wall of the principal structure on the adjacent property to the rear, and therefore we cannot locate the garage behind the rear wall of our neighbor's principal structure.

These unique circumstances were not created by us, and the requested variance is not based on economic considerations. The requested variance will not alter the essential character of the locality or be injurious to the use and enjoyment of other properties in the vicinity. Please note that our lot is in a Shoreland Overlay District and measures will be taking during and after construction to prevent pollution of public waters and will not limit the visibility of structures and other development from public waters. We respectfully request this variance and propose to use the property in a reasonable manner that is in keeping with the spirit and intent of the ordinance.

John Glatzmaier and Ellen Longmire

1520 W 27th Street

Minneapolis, MN 55408

612-977-9102

651-253-5910

From: [John Glatzmaier](mailto:John.Glatzmaier@nrp@eastisles.org)
To: nrp@eastisles.org
Cc: [Sether, Shanna M](mailto:Sether.Shanna.M)
Subject: 1520 W 27th Street – Garage Project
Date: Thursday, December 05, 2013 7:51:30 AM

December 5, 2013

Monica Smith, Staff Contact
East Isles Residents Association (EIRA)
2751 Hennepin Avenue PMB 294
Minneapolis, MN 55408

RE: 1520 W 27th Street – Garage Project

Dear Monica –

This letter is a follow-up to our conversation on December 2, 2013 regarding our garage project at 1520 West 27th Street, Minneapolis, MN. You stated that the EIRA zoning committee meets on the third Tuesday of each month and their next scheduled meeting is December 17, 2013. We are planning to attend the December 17th meeting and can provide detailed information and answer any questions the committee has regarding our proposed garage project.

We plan to replace our single (1) stall garage with a two (2) stall garage so that we can park both our vehicles in the garage. The existing garage is a single level structure with a hipped roof and clapboard siding, and is located in the rear of the lot. The proposed garage will be a single level structure with a gable roof and clapboard siding, and will be located in the rear of the lot. The height of the garage from natural grade to the average distance between ridge and eave will not exceed 12-ft.

We are also planning an expansion of the house, but before we do that we want to ensure that we are able to proceed with the two stall garage.

We had a pre-meeting with the City of Minneapolis CPED and the Garage and Accessory Structure Requirements were reviewed. Practical difficulties exist in complying with ordinance 535.280 (Obstructions in required yards). We are preparing a Land Use Application which will include a request for a variance from the interior side yard and rear yard setback requirements for detached accessory buildings.

These unique circumstances were not created by us, and the requested variance is not based on economic considerations. The requested variance will not alter the essential character of the locality or be injurious to the use and enjoyment of other properties in the vicinity. Please note that our lot is in a Shoreland Overlay District and measures will be taken during and after construction to prevent pollution of public waters and will not limit

the visibility of structures and other development from public waters. We respectfully request this variance and propose to use the property in a reasonable manner that is in keeping with the spirit and intent of the ordinance.

If you have any questions or if the December 17 zoning committee meeting date changes, please let me know.

Sincerely,

John Glatzmaier and Ellen Longmire

1520 W 27th Street

Minneapolis, MN 55408

651-253-5910

612-977-9102

john.glatzmaier@gmail.com

From: [John Glatzmaier](#)
To: [Tuthill, Meg M.](#)
Cc: [Patsch, Breanna J.](#); [Goodman, Lisa R.](#); [Sether, Shanna M](#)
Subject: 1520 W 27th Street – Garage Project
Date: Friday, December 06, 2013 4:30:55 PM

December 6, 2013

Meg Tuthill, 10th Ward Council Member
350 S. 5th St., Room 307
Minneapolis, MN 55415
(612) 673-2210

RE: 1520 W 27th Street – Garage Project

Dear Council Member Tuthill:

This letter is regarding our garage project at 1520 West 27th Street, Minneapolis, MN.

We plan to replace our single (1) stall garage with a two (2) stall garage so that we can park both our vehicles in the garage. The existing garage is a single level structure with a hipped roof and clapboard siding, and is located in the rear of the lot. The proposed garage will be a single level structure with a gable roof and clapboard siding, and will be located in the rear of the lot. The height of the garage from natural grade to the average distance between ridge and eave will not exceed 12-ft.

We are also planning an expansion of the house, but before we do that we want to ensure that we are able to proceed with the two stall garage.

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These unique circumstances were not created by us, and the requested variance is not based on economic considerations. The requested variance will not alter the essential character of the locality or be injurious to the use and enjoyment of other properties in the vicinity. Please note that our lot is in a Shoreland Overlay District and measures will be taking during and after construction to prevent pollution of public waters and will not limit the visibility of structures and other development from public waters. We respectfully request this variance and propose to use the property in a reasonable manner that is in keeping with the spirit and intent of the ordinance.

It is my understanding that as of January 1, 2014 we will be in Ward 7 and Lisa Goodman will be our Council Member representative. Therefore, I have cc'd Lisa so that she is aware

of our variance request.

If you have any questions, please let me know.

Sincerely,

John Glatzmaier and Ellen Longmire

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Minneapolis, MN 55408

651-253-5910

612-977-9102

john.glatzmaier@gmail.com

CC:

Breanna Patsch, 10th Ward Associate

Lisa Goodman, 7th Ward Council Member

Shanna Sether, CPED Development Services